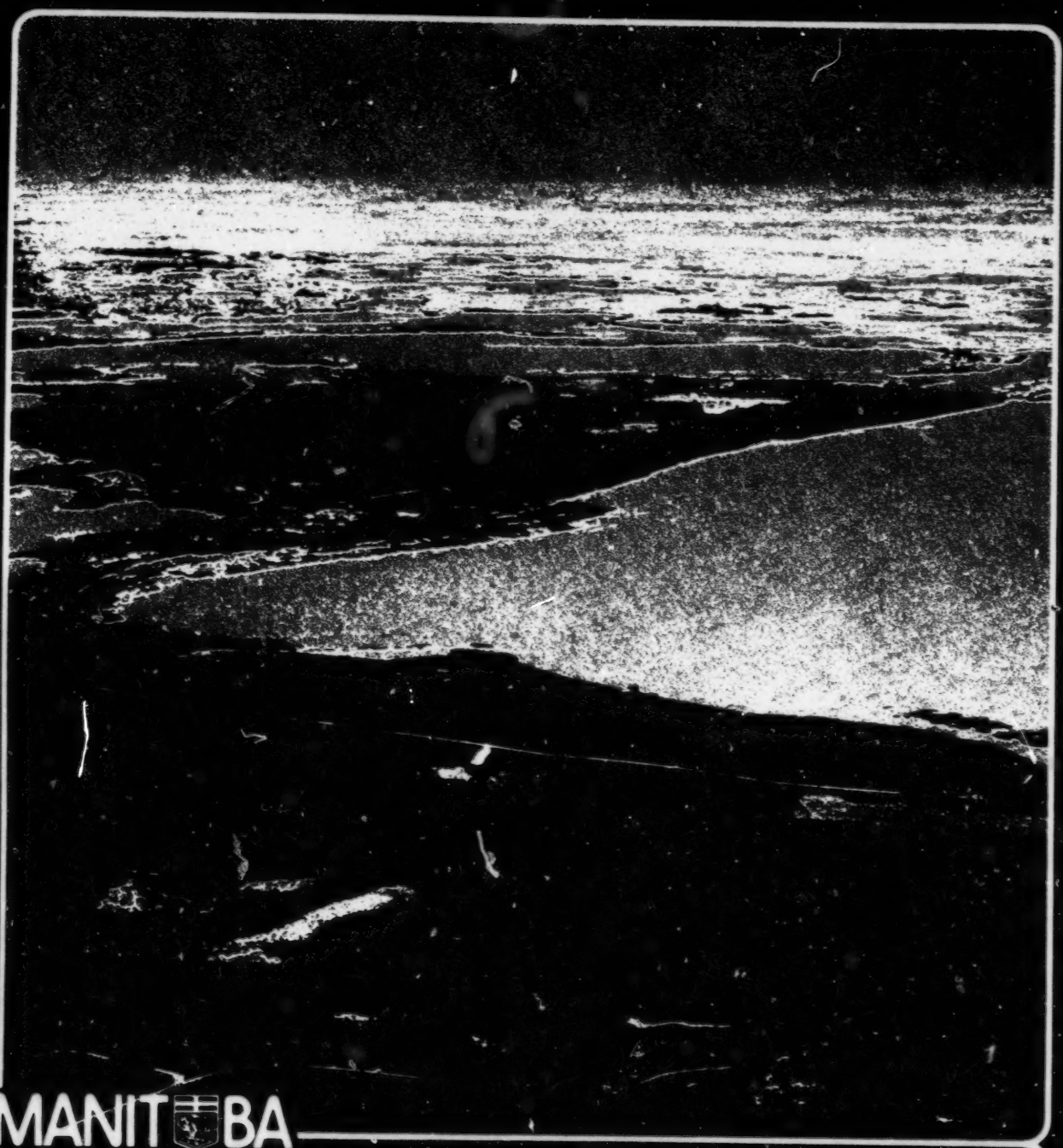

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Manitoba
Natural Resources

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prepared by the
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PLANNING REPORT ON NATURAL RESOURCES

ROBLIN PLANNING DISTRICT

Technical Report 84-5

Preface

Municipal Councils or established Planning District Boards are charged with the responsibility for municipal land use planning and development. This document has been prepared in response to a request from the local municipal planning authority for background material on the subject of natural resources for which the Department is responsible.

This document describes the natural resources in the study area, and identifies Provincial and Departmental concerns and objectives from a land use, development planning perspective. It offers for review, policies and guidelines to remedy, mitigate or anticipate issues and land use problems.

The bases for this report are the Provincial Land Use Policies dealing with natural resources and the policies of the Department of Natural Resources.

Municipal planning is a consultative process, and the information and policies discussed in this document are offered as advice to the local authority in their land planning deliberations.

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FISHERY RESOURCES

I. PRESENT CONDITIONS/INTRODUCTION

The Roblin Planning District contains a major portion of Lake of the Prairies (Map 1). Over the past several years this fishery has evolved into one of the most important sport fisheries in Manitoba. An extensive creel census is being conducted during the 1984/85 angling season. From this and other data, management strategies will be developed to ensure that this fishery continues to contribute to the economy of the local area and of the Province.

All major rivers and streams in this area flow into Lake of the Prairies. Of particular importance are the Shell River, Big Boggy Creek and Cuper's Creek. Protection of these rivers and streams is important as they provide fish spawning habitat and contribute to the maintenance of water quality in Lake of the Prairies. Reduced flows, nutrient loading and siltation of these rivers and streams would have a direct negative impact on the Lake of the Prairies fishery.

The Manitoba portion of Cuper's Creek has been stocked with brook trout. Access to this fishery is by permission of the private landowner. Should this fishery be successful, consideration will be given to establishing public access through purchase and/or lease agreement. Over 90 percent of the Cuper's Creek watershed is in Saskatchewan and arrangements for protecting habitat and water quality will be investigated with Saskatchewan as part of ongoing border water management discussions.

Trout were stocked in the Roblin Lakes until about 1962. At that time the Town of Roblin began using the west lake for sewage disposal and both lakes began to winterkill annually. Stocking was discontinued. Several years ago the sewage outflow was removed from the lakes and interest has been expressed in reclaiming them and re-establishing a sport fishery.

II. CONCERNS/OBJECTIVES

The Lake of the Prairies sport fishery is an important provincial resource. It is essential that existing habitat and water quality be protected from detrimental impacts of man-made environmental changes. Resource enhancement will require the maintenance and/or improvement of existing habitat and water quality of the rivers and streams that feed into the lake and the lake itself.

Specifically, the fisheries concerns/objectives are:

1. Fish are a renewable or replenishable Crown resource. It is encumbent upon the government, as a resource steward, to ensure the provision of fisheries management that will result in the greatest long term benefit to Manitobans.

2. To insure the survival or improvement of fish stocks, subject to the effects of natural environmental changes and approved man-made environmental changes, specifically:

   a) To project fisheries habitat, that is, areas containing significant fish populations, nursery areas and spawning sites in Lake of the Prairies and

b) To protect existing rivers and streams, specifically the Shell River, Big Boggy Creek and Cuper's Creek, so as to maintain water quality and flows and existing spawning sites.

3. To insure that development that may take place in the Lake of the Prairies area is compatible with the maintenance of the important sport fishery.

4. To maintain, enhance and diversify angling opportunities for Manitobans to meet existing and future demands.

5. To promote communication and co-operation between private landowners, the public, local government and the Department of Natural Resources so as to achieve high standards of conservation practices.

III. POLICIES/GUIDELINES

The remaining fisheries habitat can be retained and enhanced by judicious use of land and water in the Planning District. In order to achieve the fisheries objectives and to mitigate and alleviate concerns, the following apply:

1. Fisheries habitat, spawning sites and nursery areas shall be protected:

   a) Ditching and stream rechannelization should not be permitted in areas identified as important spawning sites and nursery areas. The construction of dykes as opposed to channel deepening and straightening shall be encouraged. Measures to limit nutrient and sediment inflow shall be encouraged.

   b) Land clearing, cultivation and development to the water's edge of streams, creeks and lakes shall be prohibited.

   c) Enrichment of natural waters (organic loading or siltation) as a result of agricultural run-off from all lands shall be discouraged.

   d) A buffer strip of natural vegetation 300 feet wide from the ordinary high water mark shall be maintained along spawning streams, creeks and lakes. Development or maintenance of appropriate vegetative cover along waterways and lakes to prevent erosion, siltation and reduce run-off shall be encouraged.

   e) River and stream crossings associated with road development should be constructed with reference to the Department of Natural Resources' stream crossing guidelines to minimize damage to fish and fish habitat.

2. Shorelines subject to intensive use and development (residential, cottaging or industry) should be protected from excessive erosion and organic loading. Activities that discharge pollutants shall be restricted in their location and it may be required that precautionary safeguards that mitigate the pollutants be incorporated into the development activity.

3. The provision of additional access points for public use to increase angling opportunity shall be encouraged, specifically at Cuper's Creek and at some areas on Lake of the Prairies.

4. Sport fish stocking programs in suitable water bodies shall be encouraged to increase angling opportunities.

5. Wherever practical, the maintenance and/or increase of water levels to maintain and improve fish populations shall be encouraged.

IV. IMPLEMENTATION

The objectives and policies with respect to fisheries shall be implemented as follows:

1. By assistance and advice on conservation practices by the staff of the Department of Natural Resources.

2. By public and private co-operation through management and development agreements.

3. Those areas to which the above policies apply are shown on Map 1. The policies should be implemented by the Board or Councils through the judicious use of restrictive zoning by-laws, subdivision control procedures and the issuance of development permits.

FORESTRY RESOURCES

I. PRESENT CONDITIONS/INTRODUCTION

The R.M. of Shell River and the Town of Roblin are within the Mountain Forest Section, Forest Management Unit 10, as per the Manitoba forest classification system. A forest inventory on all lands in Forest Management Unit 10 is scheduled for 1984/85. This information will be of assistance to landowners with forested lands.

The area has a flourishing forest industry, harvesting rough timber as well as converting the timber to other products. While trees and forests have value as a renewable cash crop, their presence is valuable in other ways. These include control of precipitation run-off and retarding snow-melt to lessen flood risk; erosion control (both water and wind); habitat for wildlife; and recreation opportunities for people. Therefore forests are worth considering on both private as well as Crown lands.

It is worth noting that forest havesting operations can be conducted in a manner that will enhance all forest values; however, it is essential that fire be kept out and destructive grazing be avoided.

II. CONCERNS/OBJECTIVES

Principal Objective:

To effectively manage and protect forested lands, and to maintain and enhance the overall benefits accruing from the forest resource.

Specific Objectives:

1. To sustain the integrity of the forest land base in Manitoba and to maintain the forest resource in a healthy and productive state.

2. To encourage responsible use and husbandry of the forest resource, to obtain maximum achievable net benefits including employment and recreation opportunities, sound land use practices and soil conservation.

3. To assist in the creation and sustenance of self-supporting industries by providing appropriate tenure and access to a forest resource managed under sustained yield practices.

III. POLICIES/GUIDELINES

The general policy applying to forests on Crown land will be to improve sustained yield and intensive management practices beginning with the more productive and accessible forest sites in the Province as economic conditions and funding support permits.

The general policy applying to forests on private land will be to encourage efficient and effective utilization of these timber resources as cash crops, and as a soil conservation land use technique for controlling erosion, etc.

IV. IMPLEMENTATION

The objectives and policies as outlined shall be addressed and implemented as follows:

1. By the Board and/or councils through the judicious use of restrictive zoning by-laws, subdivision control procedures and the issuance of development permits which recognize the intent of the concerns and objectives identified.

2. By encouraging good forest management practices on all forested land.

3. By maintaining the integrity of the forest land base, and considering possible Crown land additions to the Provincial Forest.

4. By assistance and advice on conservation practices by staff of the Department of Natural Resources and by public and private co-operation through management and development agreements.

OUTDOOR RECREATION

I. PRESENT CONDITIONS/INTRODUCTIONS

The Roblin Planning District has a high capability for a wide variety of outdoor recreation activities. The high potential (Map 1) is centred on the shorelands of Lake of the Prairies and the vallevs of the several river systems. Generally, the area has an interesting topographic and cultural pattern which provides good recreation opportunities and a high quality of environment.

The shorelands of Lake of the Prairies must be considered as an important provincial and local resource. Excellent recreation opportunities for such activities as angling, camping, hiking and boating combined with ready access have resulted in substantial development and use. The local environment is sensitive to man's activities and must be carefully conserved in order to maintain high levels of use on a continuing basis.

The river valleys are very important also. They provide a significant topographic break as well as opportunities for more extensive types of recreation activities e.g., hiking, recreational hunting.

II. CONCERNS/OBJECTIVES

The future development of the Roblin Planning District should use the potential for outdoor recreation, maintain or enhance environmental quality, and prevent conflict with outdoor recreation resource use. In this respect, the physical and natural resources of the area dominate. The identification, maintenance and protection of the basic resource is most important. All land uses within or adjacent to high capability outdoor recreation areas, and the policies which guide their use, must be sensitive to and supportive of outdoor recreation. Areas of highest potential for present and future recreation opportunities - Lands classed by Canada Land Inventory as Class 3, 4 and 5 - must be safeguarded through proper recognition and policies. If these valuable resources are disrupted or damaged by conflicting developments, the recreation opportunities and benefits will be degraded, and very likely in a permanent fashion.

The following are specific concerns/objectives:

1. The shorelands of Lake of the Prairies and other areas of similar high recreation (Map 1) should be recognized, identified and safeguarded through resource use policies which give a priority to outdoor recreation.

2. The sensitivity of the resource to development should be considered. Development should only be allowed to the carrying capacity of the resource.

3. Recreation lands must be afforded protection from adjacent land uses which would diminish recreation opportunities.

4. The benefits to the community from local recreation opportunities must be maintained or enhanced.

5. Major road access corridors to recreation areas should be identified and afforded protection in order to maintain the integrity of the recreation opportunities.

6. The right of public access to recreation opportunities must be maintained or improved.

7. Future areas of high recreation potential must be protected from unplanned, sporadic residential development.

8. Residents must continue to have the wide choice of outdoor recreation opportunities which presently exist.

III. POLICIES/GUIDELINES

1. a) The shorelands of Lake of the Prairies shall be defined and given proper recognition for their recreational capability. Resource and land use policies will give a priority to outdoor recreation.

   b) In order to maintain the high visual qualities of this waterbody, no structures or facilities other than those related to farm operations shall be located along the shoreline within 30 metres, except at designated public access points.

2. All river valleys which have a recreation capability of Class 4 or 5 are of local or regional significance and should be recognized as providing outdoor recreation opportunities and a high quality of environment, although other land uses may be given a higher priority.

3. a) All non-recreation uses in recreation areas shall be regulated so that they do not pre-empt or restrict outdoor recreation opportunities.

   b) Non-recreational or permanent residential development may not be supportive of outdoor recreation activities and it may be desirable to separate these activities.

   c) Scattered or random residential development would generally be in conflict with outdoor recreation priorities.

4. a) Land severances, subdivisions, etc., in outdoor recreation areas shall be for outdoor recreation purposes.

   b) Within the Planning District, specific areas for cottage development or seasonal residential should be identified in order to reduce possible uncontrolled development, and to maintain the integrity of recreation areas.

5. a) The subdivision of lands for the development of outdoor recreation opportunities shall be permitted only if the area is able to support such development without degrading the resource, over the long term.

b) Appropriate limiting factors, development standards and control guidelines should be established for example; alternate development clusters with open space; and encourage large lot development with suitable setback and sideyards.

c) New permanent residences should not be allowed in seasonal residential areas in order to minimize servicing and maintenance costs.

6. Existing public rights of access to outdoor recreation opportunities shall be maintained or improved.

7. a) The designation of development policies respecting lands adjacent to and along access roads to existing or future parks and recreation areas shall not endanger or degrade the recreation experience.

b) A natural zone designation, non-intensive agriculture or low density seasonal resort would be compatible uses for the Lake of the Prairies shoreline.

8. The Planning District shall encourage the development and growth of outdoor recreation enterprises and service functions which are compatible with the character of the community.

9. Agricultural land use practices and policies applying to areas within or in close proximity to important existing or future outdoor recreation areas shall not adversely affect the recreation opportunities.

IV. IMPLEMENTATION

The objectives and policies can be achieved by means of appropriate zoning by-laws, conditions of subdivision approval and building permits.

Consultation with staff of the Department of Natural Resources is encouraged.

WATER RESOURCES: GROUNDWATER

I. PRESENT CONDITIONS/INTRODUCTION

Deep valleys and thick overburden containing numerous sand and gravel deposits as illustrated in Figure 1 are the most significant topographical and geological features relative to groundwater resources in the District; the sand and gravel deposits form aquifers and the deep valleys cause low groundwater levels and strongly influence groundwater flow systems near the valleys.

The groundwater resources of the District are adequate for existing requirements and moderate new development.

Three kinds of aquifers can be discerned in the District: (1) extensive sand and gravel, (2) lenses of sand and gravel, and (3) sand layers in the bedrock (Wynyard Formation). The extensive sand and gravel aquifers seem to be common at 50m to 100m (165-300ft.) below ground level in the south-eastern and central parts of the District (Map 2). The yield of high capacity wells in these aquifers is likely to exceed 20 L/s (260 IGPM) at some locations.

The lenses of sand and gravel are the most common aquifers in the remainder of the District. The depth to these aquifers ranges from 5 metres to more than 50 metres (16 to 165 ft.). The yield of these aquifers generally is adequate to abundant for domestic and farm requirements. The bedrock sand aquifers occur here and there in a few kilometres wide belt extending from the vicinity of Makaroff to the southeastern corner of the District.

Because of the deep valleys, water level in wells ranges from a few metres (yards) to more than 65 metres (yards) below ground level and, in general, water level increases with depth to the aquifer.

Groundwater quality in the district is fair to excellent; the total dissolved solids concentration ranges from 350 mg/L to 2200 mg/L and hardness from 200 mg/L to 1000 mg/L. Groundwater pollution hazard exists in areas where sand and gravel, which may be water bearing at some locations, is at or near ground surface (Map 3).

II. CONCERNS/OBJECTIVES

The total groundwater supply in the District is adequate for present requirements and for moderate new development. Groundwater is the source of municipal water supply for the Town of Roblin and for domestic farm requirements in the rest of the District. Hence, the overall concern is groundwater resource management and protection to assure adequate supply for existing users and for potential development. In most of the District the aquifers developed for water supply are overlain by sufficiently thick low permeability surficial deposits to prevent pollution of the aquifers. In several areas, however, shallow aquifers subject to pollution may exist. These areas are considered to be ground-water pollution hazard areas and are indicated on the groundwater pollution hazard map (Map 3).

Objectives

1. To manage the aquifers in a manner that would not deprive existing users of their water supplies and would not be a detrimental groundwater potential in the District.

2. To maintain groundwater withdrawal within acceptable limits.

3. To prevent aquifer pollution.

III. POLICIES/GUIDELINES

1. Intensive development (subdivisions) and high capacity wells should be permitted only in areas where they will not cause a reduction in water supplies for existing users.

2. Groundwater consumption should not exceed the total sustained yield of an aquifer.

3. Wells should be installed in a manner that would not have a detrimental effect on aquifers.

4. Activities that may cause pollution under normal operating conditions or by accident should not be permitted in the groundwater pollution hazard areas unless it can be proved by adequate field investigations that the proposed activities will not cause pollution of existing or potential groundwater supplies in the area.

IV. IMPLEMENTATION

1. Aquifer management is implemented by the Water Resources Branch of the Manitoba Department of Natural Resources under the provisions of the Groundwater and Water Well Act and the Water Rights Act.

2. Well construction in respect to prevention of detrimental effect in aquifers is regulated by the Water Resources Branch of the Manitoba Department of Natural Resources under the provisions of the regulations made under the Groundwater and Water Well Act.

3. Aquifer pollution prevention is implemented by the Environmental Control Services of the Department of Environment and Work Place Safety and Health.

WATER RESOURCES: SURFACE WATER

I. PRESENT CONDITIONS/INTRODUCTION

The Roblin Planning District is situated in the Assiniboine River drainage basin. The Assiniboine is controlled by the Shellmouth Dam in this area and is known as Lake of the Prairies. It flows south through the southwest corner of the District. Other waterways of note are Big Boggy Creek, draining the northwest and north central areas and Shell River, draining the east side. There are numerous creeks, potholes and small lakes in the District. With the exception of Lake of the Prairies, all waterways are under municipal jurisdiction (Map 4).

The major streams flow in deep valleys, limiting potential flooding problems to the valley bottoms. Flood prone land adjacent to the Shellmouth Reservoir (Lake of the Prairies) is within the severance line established in connection with the Reservoir and is owned by the Province. Although some flooding may occur in other areas of the District, adjacent to streams or in poorly drained areas, it is confined primarily to agricultural lands. Although the valley slopes are generally stable, erosion and instability problems may occur if clearing or unsuitable agricultural practices take place.

Land use in the Shellmouth Designated Reservoir Area is subject to the Water Resources Administration Act and Manitoba Regulation W60-R1 (Appendix 1). Under the Act a permit must be issued by the Water Resources Branch for any structure erected or placed in the reservoir area. No permit may be issued for a building where the use is for other than agriculture or water control works unless a town planning scheme is in effect. Land uses for the reservoir should be established in the development plan. In doing so reference should be made to the "Lake of the Prairies Development Strategy" and the "Shellmouth Designated Reservoir Area Proposed Land Use Plan".[1]

II. CONCERNS/OBJECTIVES

Most of the hazard areas are in agricultural use or in the natural state. However, should development or other unsuitable land uses occur in hazardous areas this may lead to acceleration of environmental damages, interference with natural processes, public expenditures for remedial works or assistance, waste of resources and personal loss and hardship. In this respect the following objectives are established:

1. To minimize personal hardship and inconvenience and adverse affects on public health and loss of life;

2. To minimize property damage and public expenditures for relief or protection in areas subject to flooding, water erosion, wind erosion, bank instability, landslide or subsidence;

3. To restrict activities which would accelerate or promote damages arising from causes such as erosion or bank instability.

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[1] "Lake of the Prairies Development Strategy", Parks Branch, Department of Natural Resources, 1982, 40pp.

"Shellmouth Designated Reservoir Area Proposed Land Use Plan", Manitoba Department of Mines and Natural Resources, Canada Land Inventory Project Report No. 7, 1969, 278pp.

4. To acquire access to all waterways in order to carry out public work projects when required;

5. To maintain the natural capacity of the streams to convey flood flows;

6. To encourage the preservation of natural vegetation along the banks of waterways.

III. POLICIES/GUIDELINES

1. Development in areas which, in the opinion of a Board or Council, may be subject to hazards such as flooding, erosion or bank instability shall generally be limited to agricultural uses or open space uses. Under special economic or social circumstances the Board or Council may permit more intensive development if the hazard is eliminated or protected against. Development in these hazardous areas shall be subject to the following requirements:

   a) If the land is subject to flooding all permanent structures shall be located on land which has been raised by fill to an elevation at least 0.6 metres above the 100 year flood level.

   b) Land which may be eroded away within a period of 50 years shall be excluded from development unless it is demonstrated, to the satisfaction of the Board or Council, that the erosion process has been halted.

   c) Development shall not be permitted on lands subject to bank instability, landslides or subsidence.

   d) All structures and services shall be protected against damage and shall be functional under hazard conditions.

2. Notwithstanding (1) development will not be permitted if, as a result of the development;

   a) There is an added risk to life or safety, or

   b) Water flow, flow velocities or stages are adversely altered, obstructed or increased.

3. Activities such as dumping, excavation, clearing, cultivation, or excessive grazing which would accelerate or promote dangerous erosion or bank instability will be prohibited.

4. In areas where the specific hazard has not been defined, permanent structures shall be set back from all waterways a distance of at least 10 times the height of the bank above channel grade or 60 meters whichever is greater unless an engineering investigation shows that these limits may be reduced.

IV. IMPLEMENTATION

The policies shall be implemented by means of, variously, zoning by-laws, conditions of subdivision approval, the issurance of development permits and building permits, development agreements and such programs as are determined from time to time by the Boards or Councils to be necessary and not in conflict with the provisions of any part of the Plan.

WILDLIFE RESOURCES

I. PRESENT CONDITIONS/INTRODUCTION

Wildlife ungulate capabilities range from CLI Class 1 and 1W to 4 with 95 percent of the area Class 1 to 3. Areas of major significance are the slopes leading to Lake of the Prairies and the Shell River, for wintering deer. Within the intensive agricultural areas, scattered bluffs of bush act as major summering areas for deer (Map 5).

Land capability for waterfowl production ranges from CLI Class 3 to 7. The Class 3 land is associated with the more intensively used agricultural land. These productive waterbodies are associated with the rolling topography adjacent to the Duck Mountain Provincial Forest (Map 6).

Upland Game

Sharp-tailed grouse are found throughout the District and ruffed grouse within the poplar and poplar-white spruce associations. The major deer wintering areas are also important for ruffed grouse.

Furbearers

The Planning District is located in the open trapping area. Furbearers found in the area are fox, coyote, raccoon, skunk, badger, muskrat, mink and beaver.

Wildlife Issues

Depredation and predation problems within the Planning District are not of major significance. Beaver cause the most problems and to a lesser degree, waterfowl, deer, coyote and fox. Black bear and timber wolves occasionally cause problems.

There is a significant demand for deer hunting opportunity with the heaviest hunting pressure along the shores of Lake of the Prairies. As more and more habitat is lost due to land clearing in the intensive agricultural areas, the remaining areas of bush cover receive increasing hunting pressure.

There is little Crown land within the Planning District (except along the shores of Lake of the Prairie) therefore, if wildlife is to continue to thrive, it must do so on private land.

II. CONCERNS/OBJECTIVES

The objectives of the Wildlife Branch are to maintain existing ungulate and waterfowl populations.

The key to achieving these objectives is the protection of critical wintering habitat for deer and the protection of existing potholes for waterfowl production.

III. POLICIES/GUIDELINES

Intensive residential or commercial development on the slopes leading to Lake of the Prairies should be discouraged. Such development should be restricted to the flat land along the lake shore or the flat land back from the slope on top.

Tree clearing for any purpose on the slopes should be discouraged. This will protect the slopes from potential erosion and ensure that major deer wintering habitat is protected. Drainage of potholes and marshes should be discouraged; maintenance of this habitat will ensure production of waterfowl in the future.

IV. IMPLEMENTATION

These objectives and policies should be implemented as follows:

1. Consultation on conservation practices with staff of the Department of Natural Resources.

2. Public and private cooperation through management and development agreements.

3. Adoption of zoning by-laws.

4. Through subdivision control procedures and the issuance of development permits where appropriate.

5. Consultation with the Department of Natural Resources with regards to the needs and problems as perceived by the people.

CROWN LANDS

INTRODUCTION

This section describes the Crown lands in the Planning District, providing an inventory of Crown lands and present commitments. Additionally, this section will discuss the authority for Crown lands, the legal aspects thereof and the planning and administration of Crown land.

DEFINITION

Crown land, for the purposes of this section, is defined as all land under Order-in-Council designated as; Provincial Park, Provincial Forest, Ecological Reserve, Wildlife Management Area, and Community Pasture, plus all other land administered by the Department of Natural Resources and Department of Agriculture under 'The Crown Lands Act'. In addition, all water bodies, streams, rivers, and creeks are considered Crown lands except where original title has confirmed the lake bed or stream bed to an individual.

ACTS AFFECTING CROWN LANDS

There are a variety of acts which affect the administration and management of Crown lands. For the purposes here, the principal acts which govern use and management of these lands are:

1. The Crown Lands Act,
2. The Fisheries Act,
3. The Forest Act,
4. The Provincial Park Lands Act,
5. The Water Power Act,
6. The Rivers and Streams Act,
7. The Wildlife Act, and
8. The Water Resources Administration Act.

MANAGEMENT AND ADMINISTRATION OF CROWN LAND

The actual management and administration of Crown land is split between two Departments of Government, the Departments of Natural Resources and Agriculture. The Agricultural Crown Lands Branch has been assigned the functions and related administration pertaining to the issuance of agricultural leases and permits of occupation or use of those Crown lands which are designated by the Minister of Natural Resources as:

1. primarily agricultural lands, and

2. designated as multiple use lands which may only be used for agricultural purposes on an interim or secondary use basis, subject to specific conditions and covenants required by other resource users.

The principle responsibility for Crown land remains with the Department of Natural Resources, which administers The Crown Lands Act excepting those specific sections under the responsibility of the Minister of Agriculture.

The Minister of Natural Resources is responsible for administration, direction and control of the surveys of Crown lands. Survey monuments defining Township, Section and Quarter Section corners have been established throughout the Planning District.

The protection of the township survey fabric, the primary function of which is to support the transferring of rights in land via The Real Property Act or The Crown Lands Act, is essential to efficient and effective land administration. No system, purporting to give evidence of the ownership of land is complete if one cannot determine what land is being conveyed or where its boundaries are located. Boundaries, once defined, are a matter of law and the survey monument is the vital link between the ground and the administrative record.

CROWN LAND CLASSIFICATION AND PLANNING

Crown land is exempt from The Planning Act and is under the jurisdiction of the Manitoba Government as governed by the various acts of the Legislature mentioned above.

The classifying to use of Crown land in the southern portion of the Province is the responsibility of the Crown Land Classification Committee, (CLCC). This is an Interdepartmental Committee with representation from the Departments of Agriculture, Natural Resources and Municipal Affairs. The CLCC reports to and receives their direction from the Provincial Land Use Committee of Cabinet.

In carrying out this responsibility, the CLCC has established Bloc Planning Committees (BPC's). These BPC's have regional representatives from the Departments of Agriculture, Natural Resources and Municipal Affairs. The BPC's provide field recommendations, in effect, providing to the CLCC preliminary land use plans for their consideration of Crown lands. They are not, however, final plans. The Crown Land Classification Committee requires that all such plans must be reviewed and commented on by Local Councils and/or Planning District Boards. It is only after such review and appropriate adjustment if necessary, that a final Crown land plan is prepared.

INVENTORY

In the Roblin Planning District there are approximately 2058 hectares of Crown land, (Map 7, Table 1), representing approximately 2.7 percent of the land base in the District.

PRESENT COMMITMENTS

In the Roblin Planning District, the major commitments of Crown land are to agricultural use via Forage Leases.

However, it must be noted that the commitment of Crown land is a dynamic process with leases and permits being issued, expiring, being renewed, cancelled and dropped. This occurrence is a day-to-day administrative process being actioned by various Departments of Government.

WATER CONTROL LANDS

In addition, some lands are in Drain Plans and in a Water Control Work (Shellmouth Designated Reservoir Area), which are administered under the Water Resources Administration Act by Water Resources Branch, Department of Natural Resources. Although these lands are owned by the Province, they are not considered Crown lands as administered under the Crown Lands Act.

Undesignated wayside parks are located within the Reservoir Area at Pyott's Point off PR 482, in SE 31-25-29W, also off PR 482, and in SW 05-26-29W, off PTH5.

Table 1. Crown Land Commitments in the Roblin Planning District, July 1984.

Commitment	Number	Area hectares	(acres)
Agricultural			
Forage Leases	20	972	(2,403)
Other			
Quarry Mineral Lease	1	16	(40)
Total Provincial Crown Lands		2,058	(5,085)
Water Control Lands[1]			
Shellmouth Designated Reservoir Area includes Provincial Crown Lands (tabulated above) and:			
Water Control Lands (mostly under water)		1,167	(2,883)
Provincial Wayside Parks	3	6	(15)

1. Water Control lands are owned by H.M.Q. Manitoba, but are administered under the Water Resources Administration Act (see also Appendix 1 of this report), and not under the Crown Lands Act. Therefore, Water Control Lands are not considered Provincial Crown Lands as the term is employed for the purposes of this report. The Shellmouth Designated Reservoire Area includes patented lands and Provincial Crown Lands as well as Water Control Lands. The Provincial Crown Lands included in the S.D.R.A. are also tabulated with the other Provincial Crown Lands in the Planning District in the upper part of the table, and are included in the other considerations of this Planning Report.

Appendix

REVISED REGULATION W60–R1

A REGULATION RESPECTING DESIGNATED RESERVOIR AREAS UNDER THE WATER RESOURCES ADMINISTRATION ACT.

1 In this regulation

(a) "permit" means a permit issued under section 16 of The Water Resources Administration Act;

(b) "severance line" means the boundary line of the land held by the Crown for the purpose of flooding in connection with a reservoir.

2 The minister shall not issue a permit in respect of a building or structure within a designated reservoir area except for agricultural purposes or for water control works, unless the designated reservoir area, or that part thereof in which the building or structure is or will be situated, is under a town planning scheme.

NOTE: The responsibility of enforcing the provisions of a town planning scheme rests with the responsible authority under the scheme.

3 An application for a permit in respect of a building or structure within a designated reservoir area shall be made in Form 1 in Schedule A; and the application for a permit in respect of any building or structure, shall be accompanied

(a) by the plans, or, if acceptable to the minister, a written description and specifications of the building or structure; and

(b) if the land is under a town planning scheme, by the written approval of the responsible authority as described in the scheme.

4 A permit in respect of a building or structure shall be in Form 2 in Schedule A.

5 Where lands, buildings, or structures, within a designated reservoir area, or any rights thereto or thereof, are transferred or assigned, the transferee or assignee shall file the transfer or assignment, or a notarial copy thereof, with the minister; and it operates as a transfer of the permit to the transferee or assignee.

6 A permit for the construction of a portable dock may be issued by the minister; but all docks shall be constructed at the owners risk and responsibility.

7 Whenever any person constructs a structure, including a fence, which may be wholly or partially submerged by water, he shall adequately mark the structure indicating its location, nature, and extent.

8 No person shall swim or operate a boat within any area of a reservoir bounded on one or more sides by the dam or dyke structures, and on the other sides by buoys placed in the water.

FORM 2

The Water Resources Administration

PERMIT

_____ Reservoir Area

_____ of the _____

_____ in the Province of Manitoba is hereby permitted to build a _____

_____

within the _____ Reservoir Area on the following described land:

The Government of Manitoba does not undertake to maintain the level of the water or ice at any time in the _____ Reservoir at any given level, and is not liable for any loss, damage, or inconvenience which may be caused to the permittee named in this permit, or to the buildings or structures described in this permit because of fluctuations in the level of the water or ice in the reservoir.

Minister _____
(being the minister under The Water Resources Administration Act)

Date issued: _____ 19____.

SCHEDULE A

FORM 1

The Water Resources Administration

Application for Permit in the

_____ **Reservoir Area**

I, _____ of the _____

of _____, in the Province of Manitoba, apply for a permit

to build a _____
(here describe nature, purpose and size of building or structure)

_____

situated on _____
(give legal description and if the land is not subdivided give accurate location within section)

_____

_____

In making this application I am fully aware that neither the Government of Manitoba nor any department, branch, or agency thereof can forecast or guarantee the level of the water or ice at any time in the reservoir; that the reservoir is primarily operated for downstream water supply, and therefore the water level in the reservoir is subject to wide variation from time to time; and, in consideration of being issued a permit, I agree that I will make no claim against the Government of Manitoba or any department, branch, or agency thereof for any damages or inconvenience caused to me or my property by the fluctuation of the water level in the _____ Reservoir; and I hereby waive all rights, claims, and actions which I may have in that respect against the Government of Manitoba or against any department, branch or agency thereof.

DATED at _____, in Manitoba, this _____ day

of _____, 19 ____.

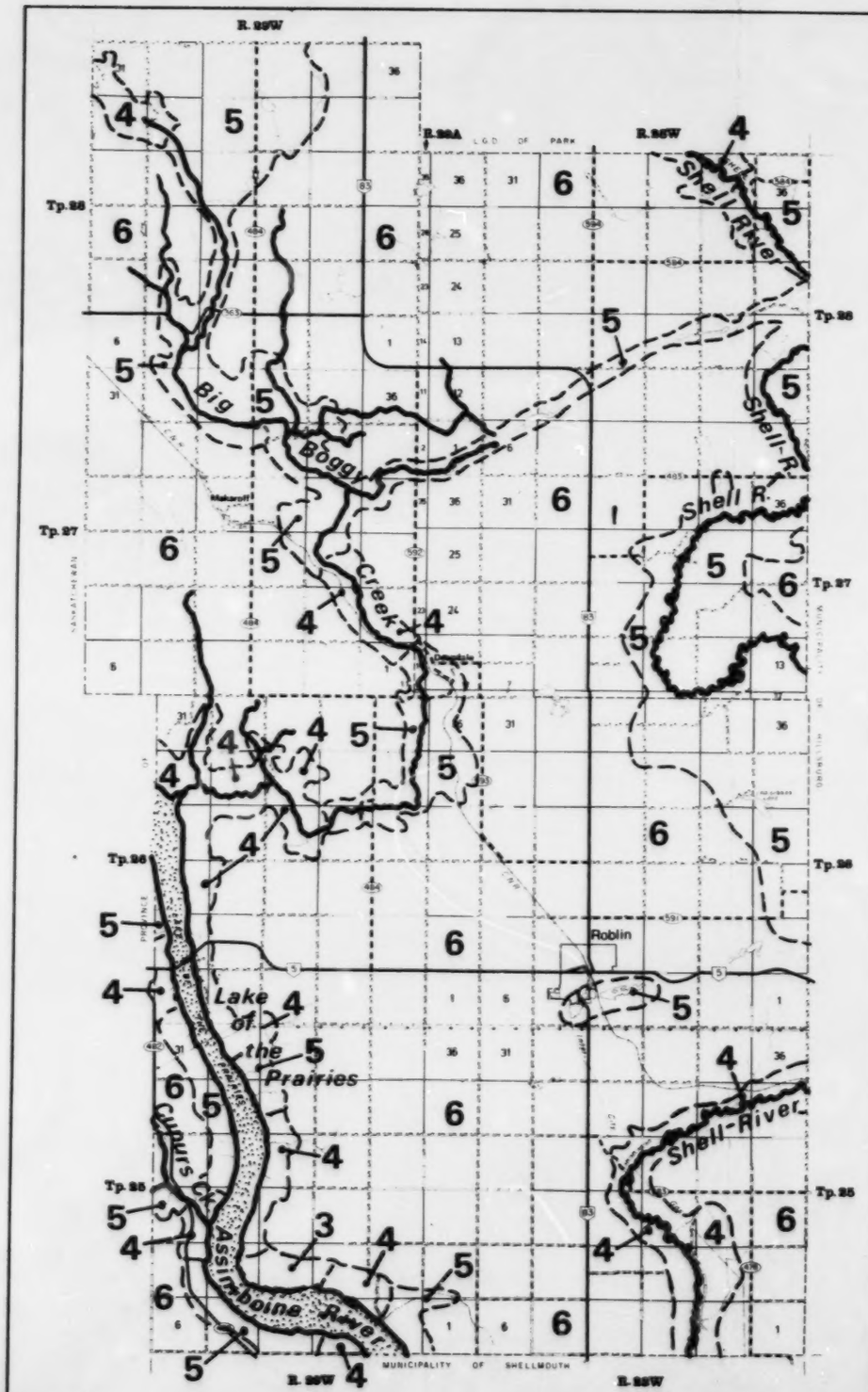
Signature of Applicant _____

On Behalf of the Town Planning Scheme _____

Approved as to Provisions of Town Planning Scheme: _____

_____

Date Approved: _____, 19 ____.

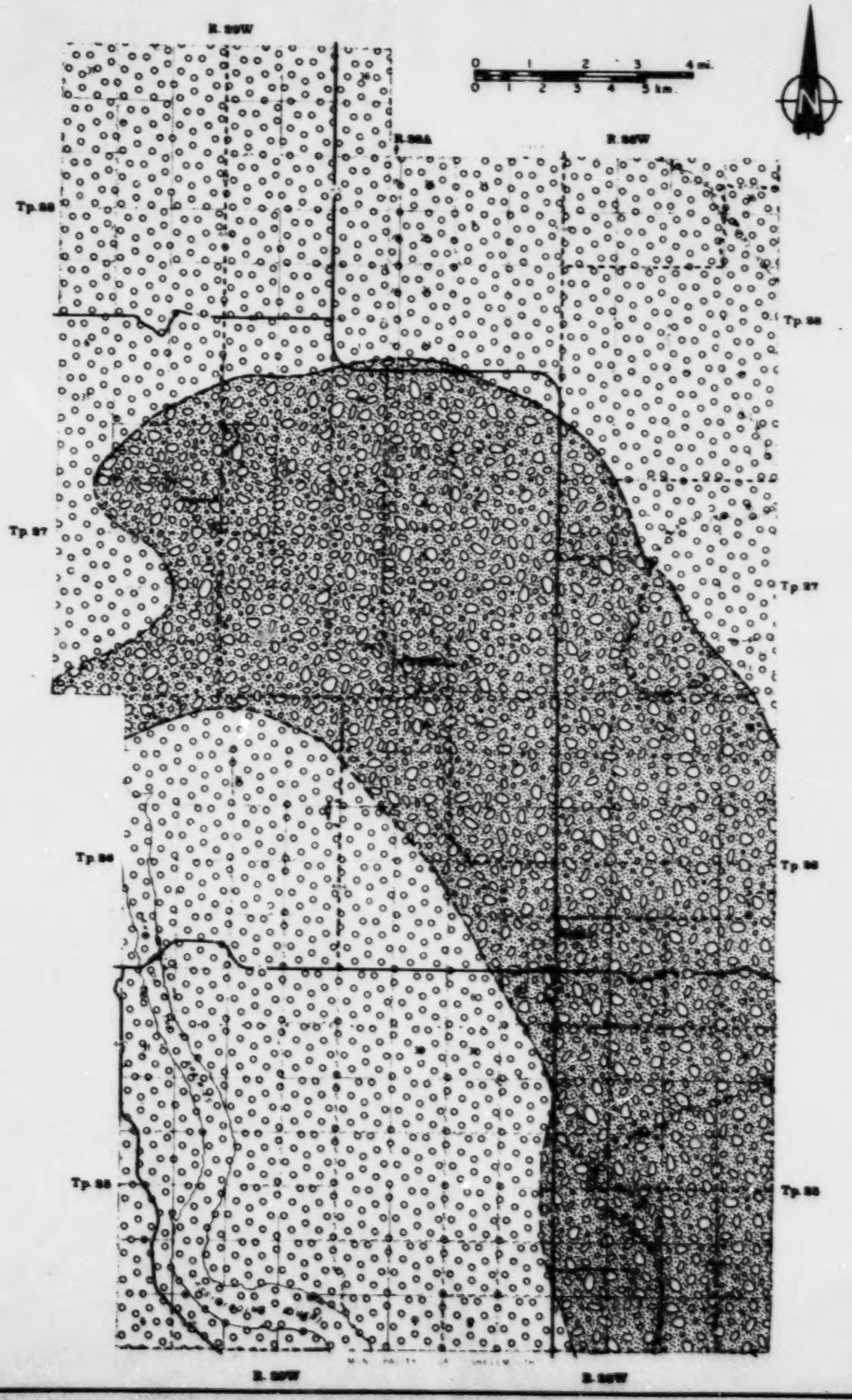


Map 1.
Major Waterways & Recreation Capability

Major Waterway

4 Canada Land Inventory Outdoor Recreation Capability (Class 3, 4, 5 and 6)

ROBLIN PLANNING DISTRICT



LEGEND

AQUIFER

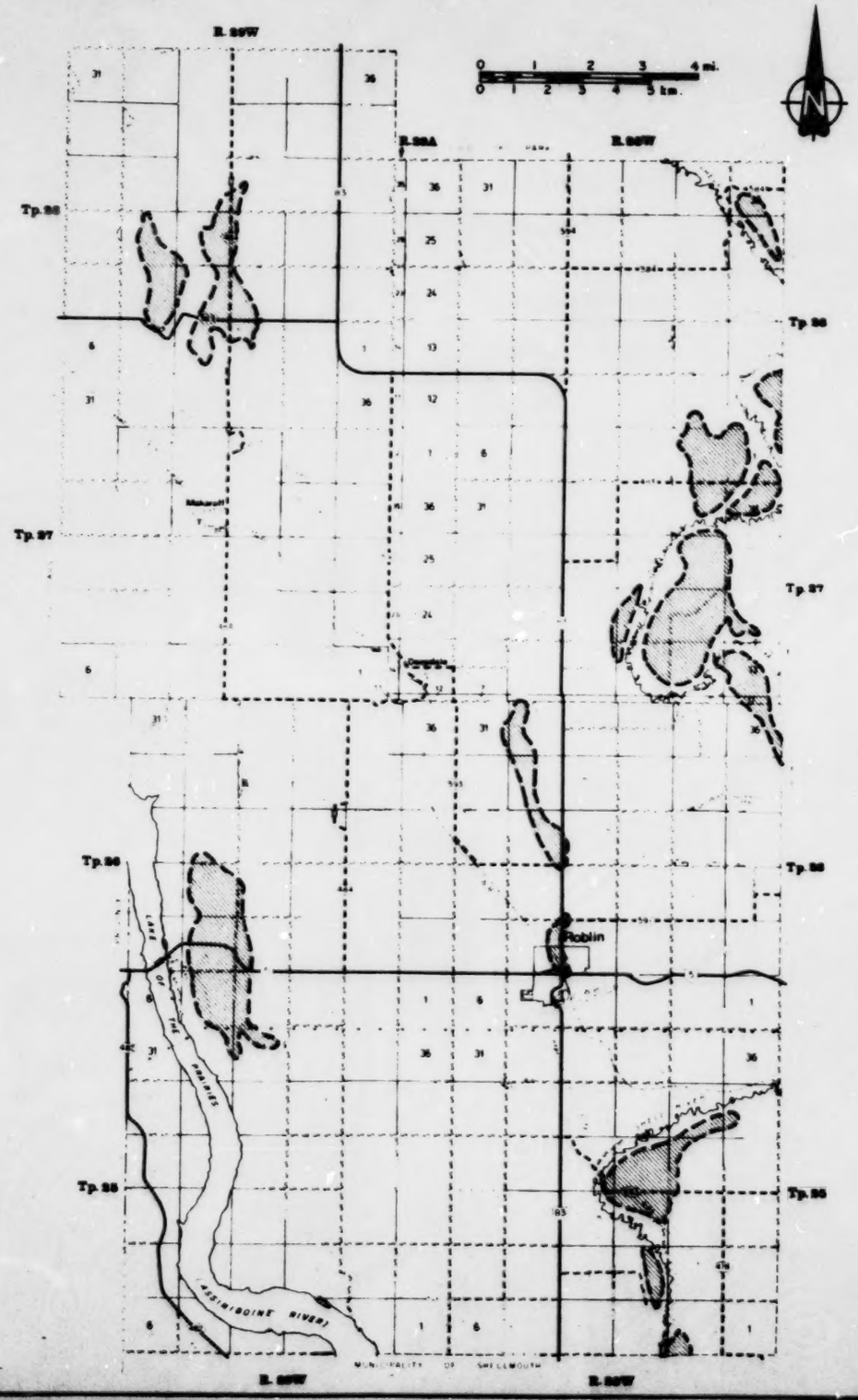
EXTENSIVE SAND AND GRAVEL: THE AQUIFERS ARE ALMOST CONTINUOUS OVER THE INDICATED AREA. DEPTH TO THE AQUIFERS RANGES FROM 50m (165 FT.) TO MORE THAN 100m (330 FT.). STATIC LEVEL IS GENERALLY 25m (80 FT.) TO 50m (165 FT.) BELOW GROUND LEVEL. WELL YIELDS ARE ADEQUATE FOR DOMESTIC AND FARM REQUIREMENTS. HIGH CAPACITY WELLS MAY YIELD MORE THAN 20 L/S (260 I.G.P.M.). WATER QUALITY IS FAIR TO GOOD.

LENSES OF SAND AND GRAVEL: ISOLATED LENSES OF SAND AND GRAVEL INTERBEDDED IN TILL AND OTHER SURFICIAL DEPOSITS. THE AREA OF THE AQUIFERS RANGES FROM ONE HECTARE TO A FEW SQUARE KILOMETRES (FROM A FEW ACRES TO A FEW SQUARE MILES). DEPTH TO THE AQUIFERS USUALLY RANGES FROM ABOUT 5m (16 FT.) TO MORE THAN 50m (165 FT.) BUT AT SOME LOCATIONS IT CAN BE MORE THAN 100m (330 FT.). STATIC LEVEL RANGES FROM LESS THAN 5m (16 FT.) TO MORE THAN 40m (130 FT.) BELOW GROUND LEVEL. WELL YIELD IS GENERALLY ADEQUATE FOR DOMESTIC AND FARM REQUIREMENTS. WATER QUALITY IS FAIR TO GOOD.

DRAWN: F. R.	PROVINCE OF MANITOBA DEPARTMENT OF NATURAL RESOURCES WATER RESOURCES BRANCH	ROBLIN PLANNING DISTRICT
CHECKED:		AQUIFERS
PREPARED: M. RUTULIS	SUBMITTED: V. Gray — APPROVED:	SCALE: AS SHOWN · DATE: 84 08 14 · SHEET: 1 OF 1 · FILE NO: 90-1-7-1118

C.E.N. 84-07-18

MAP 2



LEGEND

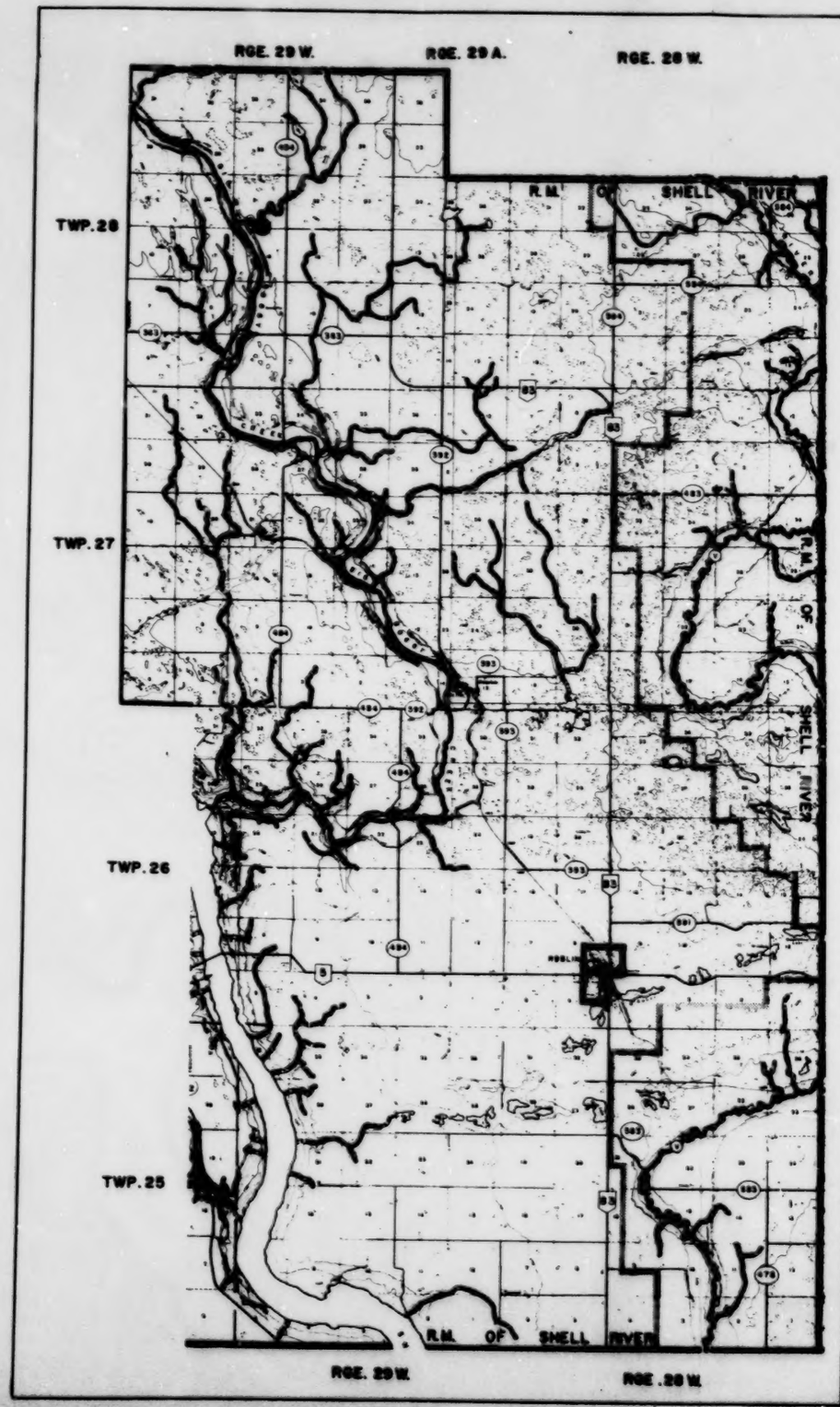
GROUNDWATER POLLUTION HAZARD AREAS

NOTE: DETAILED FIELD INVESTIGATIONS MAY SHOW THAT GROUNDWATER POLLUTION HAZARD DOES NOT EXIST IN SOME OF THE INDICATED AREAS.

REFERENCE: SOIL MAP, MANITOBA SOIL SURVEY REPORT No. 9

DRAWN C.E.W.	PROVINCE OF MANITOBA DEPARTMENT OF NATURAL RESOURCES WATER RESOURCES BRANCH	ROBLIN PLANNING DISTRICT
CHECKED		GROUNDWATER POLLUTION HAZARD AREAS
PREPARED M. RUTILIS	SUBMITTED [signature] APPROVED [signature]	SCALE AS SHOWN · DATE 84 08 16 · SHEET 1 OF 1 · FILE NO. 20-1-7-1118

MAP 3



Map 4.
Surface Drainage Systems

LEGEND

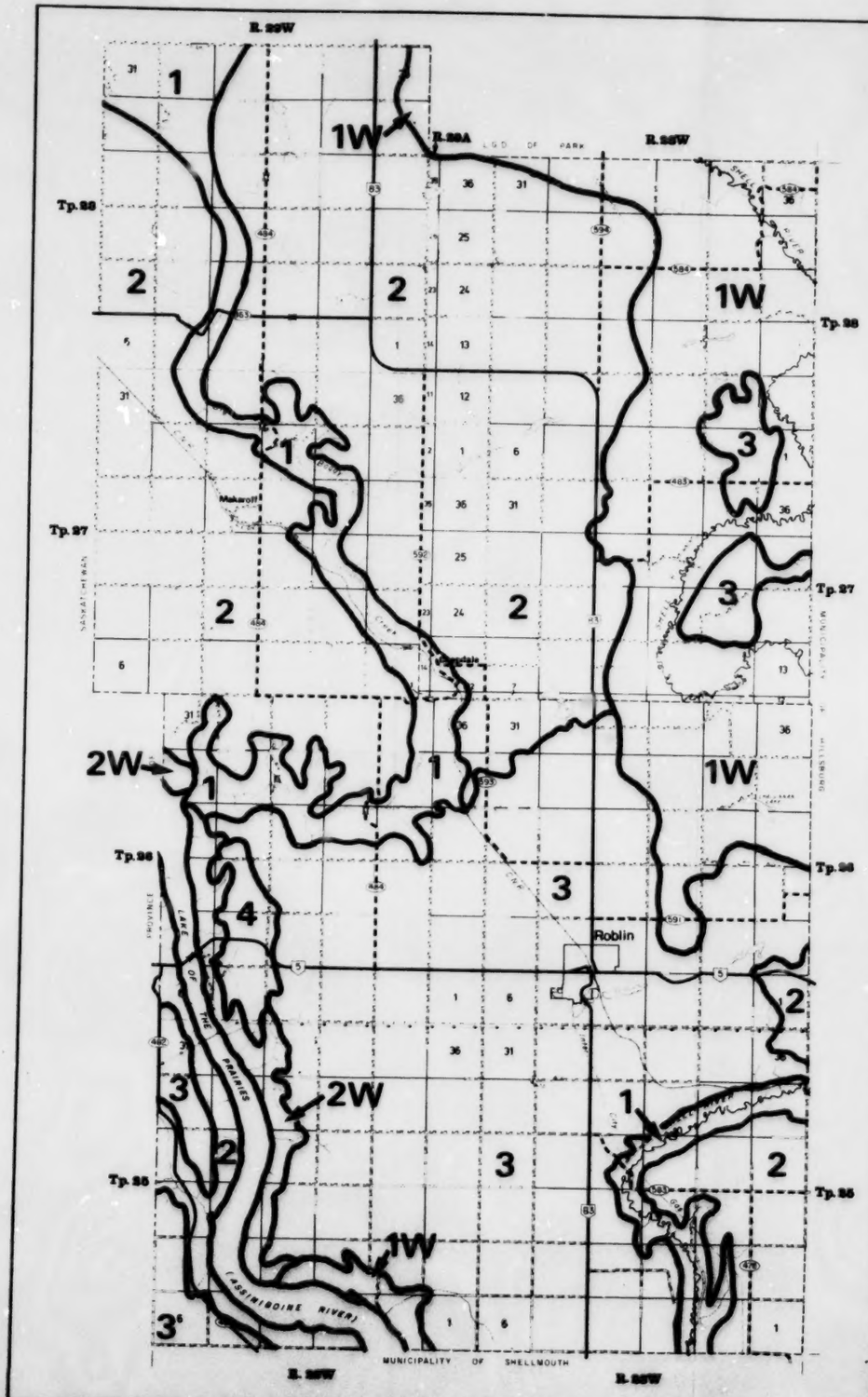
WATER COURSE
- 1st ORDER DRAINS
- 2nd ORDER DRAINS
- 3rd ORDER DRAINS
- 4th ORDER DRAINS
- 5th ORDER DRAINS
- 6th ORDER DRAINS
- 7th ORDER DRAINS

- LIMITS OF DRAINAGE AREA
- CITY, TOWN AND MUNICIPAL BOUNDARIES
- PROVINCIAL TRUNK HIGHWAYS
- PROVINCIAL ROADS
- FOREST AND PARK BOUNDARY
- SUBDIVISION BOUNDARY

ROBLIN PLANNING DISTRICT

SCALE IN MILES

SCALE IN KILOMETRES



Map 5.
Wild Ungulate Capability

CANADA LAND INVENTORY
LAND CAPABILITY FOR WILDLIFE – UNGULATES

- **1** LANDS IN THIS CLASS HAVE NO SIGNIFICANT LIMITATIONS TO THE PRODUCTION OF UNGULATES.

  Capability on these lands is high. They provide a wide variety and abundance of food plants and other habitat elements.

- **1W** Lands in this special class are Class 1 areas that are winter ranges on which animals from surrounding areas depend.

- **2** LANDS IN THIS CLASS HAVE VERY SLIGHT LIMITATIONS TO THE PRODUCTION OF UNGULATES.

  Capability on these lands is high but less than Class 1. Slight limitations are due to climatic or other factors.

- **2W** Lands in this special class are Class 2 areas that are winter ranges on which animals from surrounding areas depend.

- **3** LANDS IN THIS CLASS HAVE SLIGHT LIMITATIONS TO THE PRODUCTION OF UNGULATES.

  Capability on these lands is moderately high, but productivity may be reduced in some years. Slight limitations are due to characteristics of the land that affect the quality and quantity of habitat, or to climatic factors that limit the mobility of ungulates or the availability of food and cover.

- **3W** Lands in this special class are Class 3 areas that are winter ranges on which animals from surrounding areas depend.

- **4** LANDS IN THIS CLASS HAVE MODERATE LIMITATIONS TO THE PRODUCTION OF UNGULATES.

  Capability on these lands is moderate. Limitations are similar to those in Class 3, but the degree is greater.

- **5** LANDS IN THIS CLASS HAVE MODERATELY SEVERE LIMITATIONS TO THE PRODUCTION OF UNGULATES.

  Capability on these lands is moderately low. Limitations are usually a combination of two or more of climate, soil moisture, fertility, depth to bedrock or other impervious layer, topography, flooding, exposure, and adverse soil characteristics.

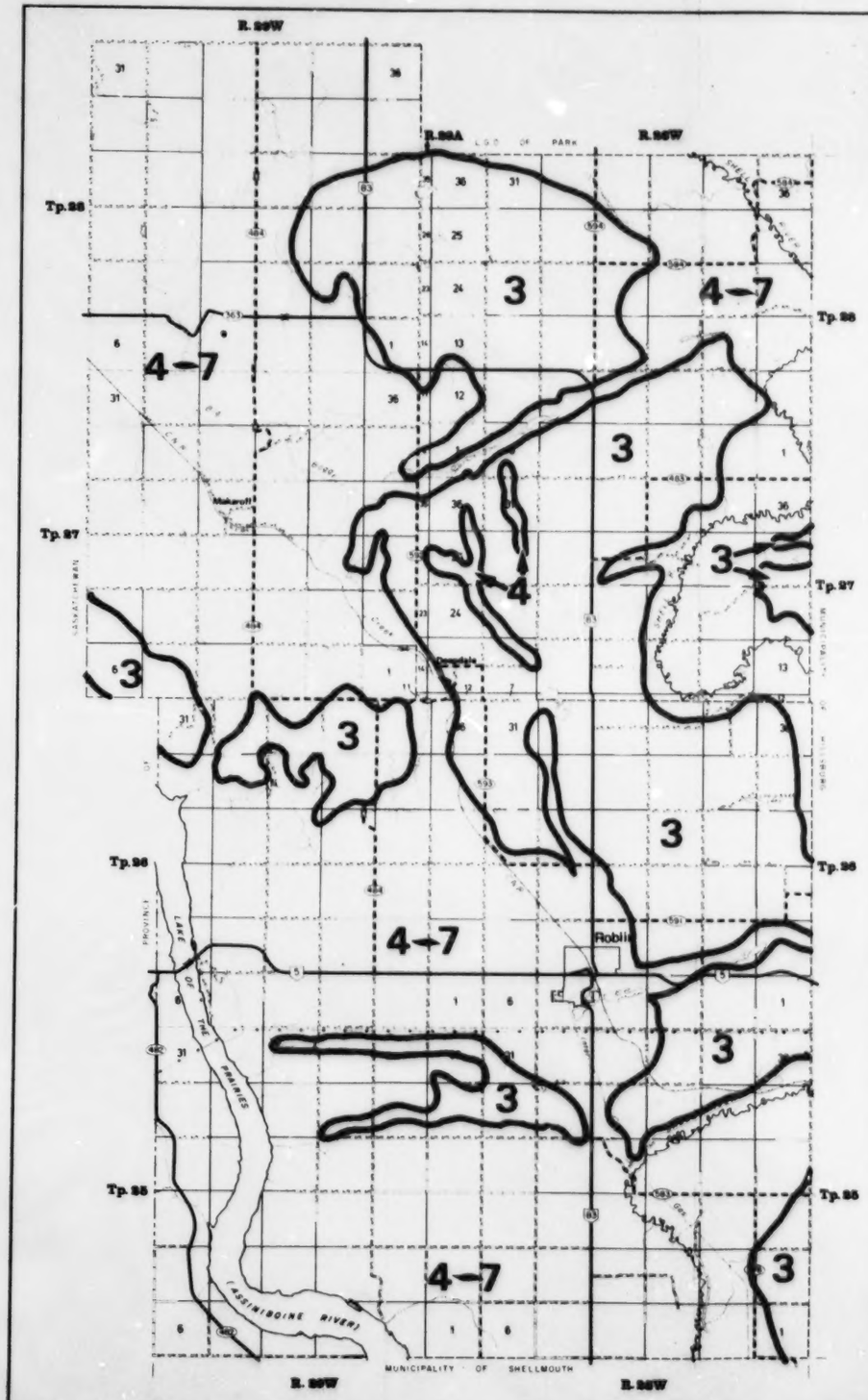
- **6** LANDS IN THIS CLASS HAVE SEVERE LIMITATIONS TO THE PRODUCTION OF UNGULATES.

  Capability on these lands is very low. Limitations are so severe that they are easily recognized; for example, soil depth may be negligible or climatic factors so extreme that ungulate populations are severely reduced.

- **7** LANDS IN THIS CLASS HAVE LIMITATIONS SO SEVERE THAT THERE IS NO UNGULATE PRODUCTION.

ROBLIN PLANNING DISTRICT

0 1 2 3 miles
0 1 2 3 4 km



Map 6.
Waterfowl Capability

CANADA LAND INVENTORY

LAND CAPABILITY FOR WILDLIFE – WATERFOWL

1 LANDS IN THIS CLASS HAVE NO SIGNIFICANT LIMITATIONS TO THE PRODUCTION OF WATERFOWL.

Capability on these lands is very high. They provide a wide variety and abundance of important habitat elements; rolling topography is well suited to the formation of wetlands. Predominant water areas on these lands are both shallow and deep permanent marshes, and deep, open water areas with well-developed marsh edges.

1S Water areas in this special class are Class 1 areas that also serve as important migration stops.

2 LANDS IN THIS CLASS HAVE VERY SLIGHT LIMITATIONS TO THE PRODUCTION OF WATERFOWL.

Capability on these lands is high but less than Class 1. Slight limitations are due to climate, fertility, or permeability of the soils. Topography tends to be more undulating than rolling; a higher proportion of the water areas than in Class 1 are small temporary ponds or deep, open water areas with poorly developed marsh edges.

2S Water areas in this special class are Class 2 areas that also serve as important migration stops.

3 LANDS IN THIS CLASS HAVE SLIGHT LIMITATIONS TO THE PRODUCTION OF WATERFOWL.

Capability on these lands is moderately high, but productivity may be reduced in some years because of occasional droughts. Slight limitations are due to climate or to characteristics of the land that affect the quality and quantity of habitat. These lands have a high proportion of both temporary and semipermanent shallow marshes poorly interspersed with deep marshes and bodies of open water.

3S Water areas in this special class are Class 3 areas that also serve as important migration stops.

3M Lands in this special class may not be useful for waterfowl production, but are important as migration or wintering areas. This class has no subclasses.

4 LANDS IN THIS CLASS HAVE MODERATE LIMITATIONS TO THE PRODUCTION OF WATERFOWL.

Capability on these lands is moderate. Limitations are similar to those in Class 3, but the degree is greater. Water areas are predominantly temporary ponds, or deep, open waters with poorly developed marsh edges, or both.

5 LANDS IN THIS CLASS HAVE MODERATELY SEVERE LIMITATIONS TO THE PRODUCTION OF WATERFOWL.

Capability on these lands is moderately low. Limitations are usually a combination of two or more of the following factors: climate, soil moisture, permeability, fertility, topography, salinity, flooding, and poor interspersion of water areas.

6 LANDS IN THIS CLASS HAVE SEVERE LIMITATIONS TO THE PRODUCTION OF WATERFOWL.

Capability on these lands is very low. Limitations are easily identified. They may include aridity, salinity, very flat topography, steep-sided lakes, extremely porous soils, and soils containing few available minerals.

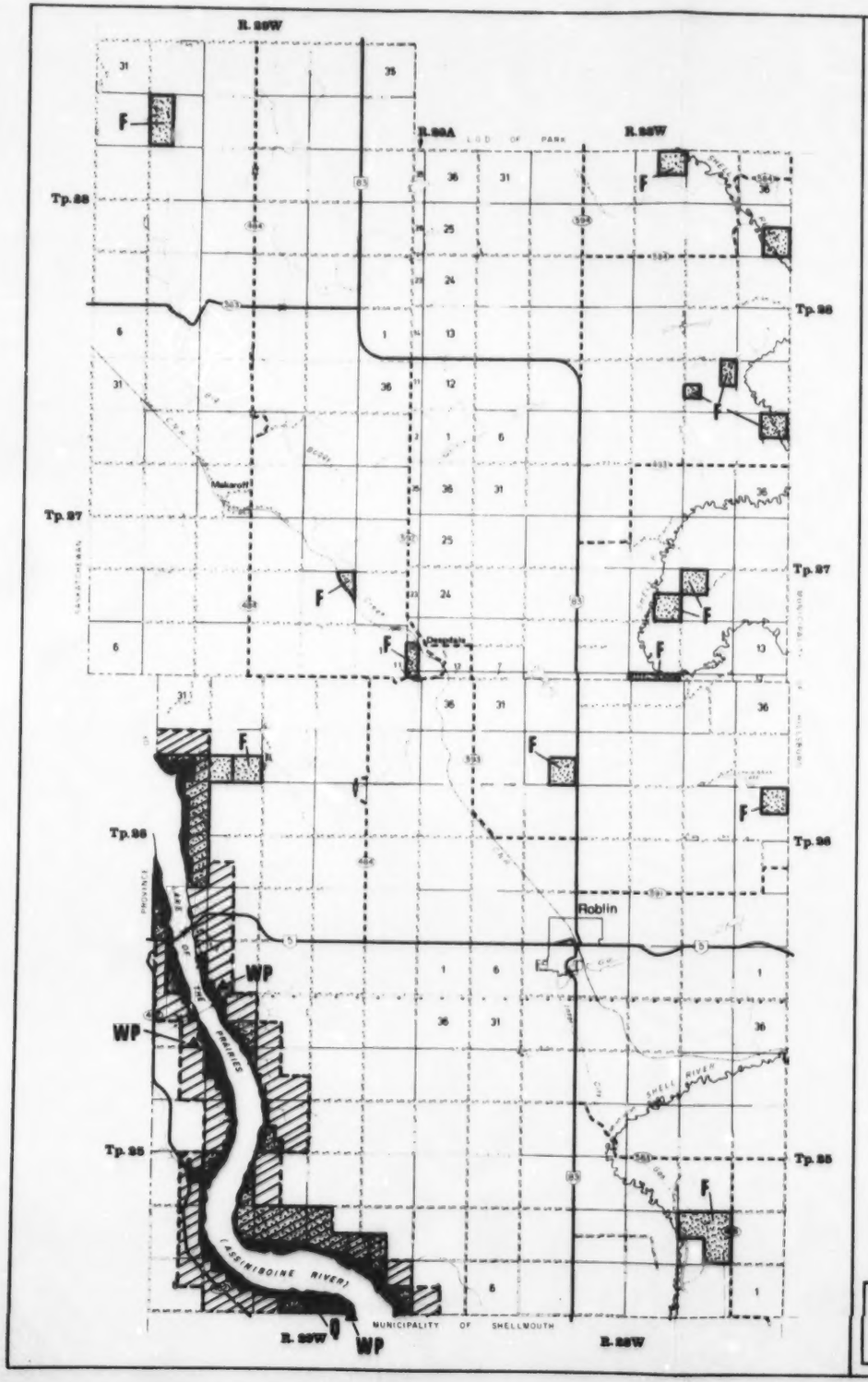
7 LANDS IN THIS CLASS HAVE SUCH SEVERE LIMITATIONS THAT ALMOST NO WATERFOWL ARE PRODUCED.

Capability on these lands is negligible or nonexistent. Limitations are so severe that waterfowl production is precluded or nearly precluded.

ROBLIN PLANNING DISTRICT

0 1 2 3 miles

0 1 2 3 4 km



Map 7.
Crown Lands.

Order-in-Council

- Provincial Crown Land
- Water Control Works
- Shellmouth Designated Reservoir Area
- WP Wayside Park (▲)

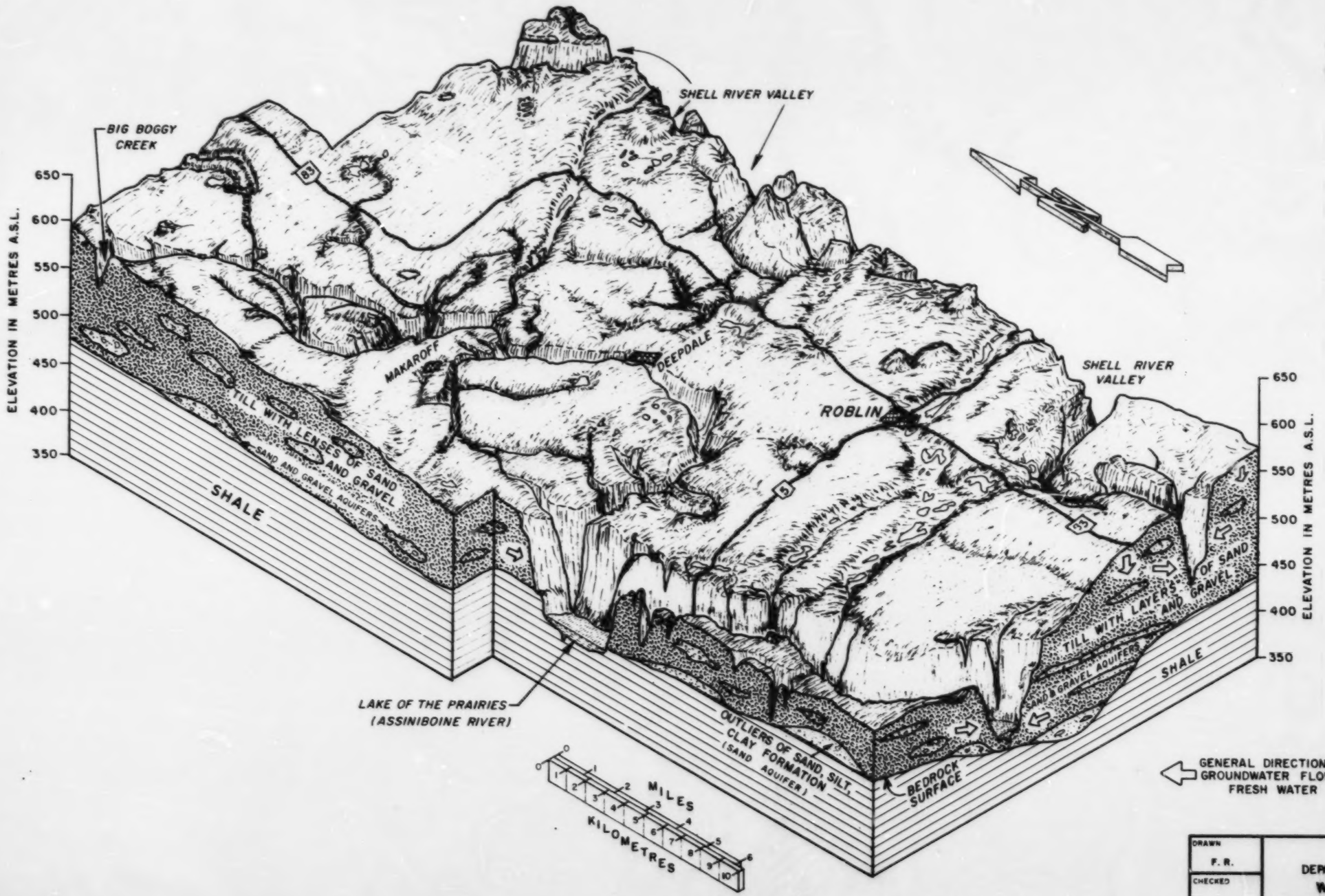
Agriculture

- F Forage Lease

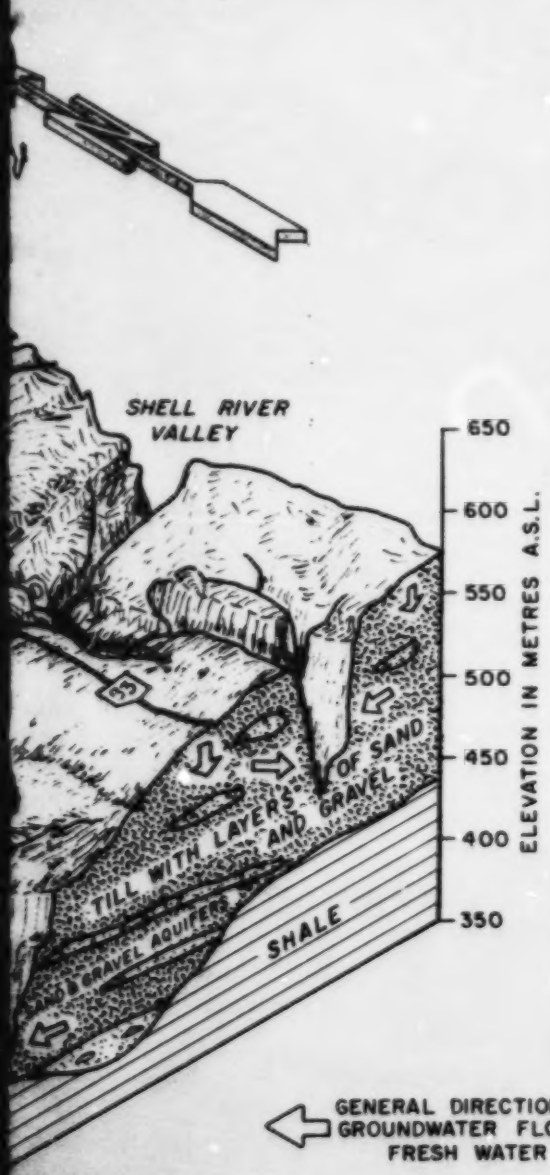
Other

- Quarry Mineral Lease

ROBLIN PLANNING DISTRICT



DRAWN F. R.	PROVINCE OF MANITOBA DEPARTMENT OF NATURAL RESOURCES WATER RESOURCES BRANCH	ROBLI TOPOGRA
CHECKED		
PREPARED M. RUTULIS	SUBMITTED / APPROVED	SCALE AS SHOWN



GENERAL DIRECTION OF GROUNDWATER FLOW - FRESH WATER

DRAWN: F. R.	PROVINCE OF MANITOBA DEPARTMENT OF NATURAL RESOURCES WATER RESOURCES BRANCH	ROBLIN PLANNING DISTRICT
CHECKED:		TOPOGRAPHIC AND GEOLOGICAL FEATURES
PREPARED: M. RUTULIS	SUBMITTED: _____ APPROVED: _____	SCALE: AS SHOWN; DATE: 84 08 14; SHEET: 1 OF 1; FILE NO.: 90-1-7-1118

FIGURE 1

POOR

QUALITY

ORIGINAL